

The monthly meeting of the Board of Supervisors of Upper Macungie Township was held on October 6, 2016, 7:00 PM, in the Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031. Those present were Chairman, James M. Brunell; Vice-Chairman, John P. "Sean" Gill; Supervisor, Kathy A. Rader; Township Engineers, Scott Pasterski and J. Scott Stenroos; Zoning Officer/Director of Community Development, Daren Martocci; Solicitor, Andrew V. Schantz, Esq.; Township Secretary, Ashley Godshall; Finance Director, Bruce Koller; Director of Public Works, Scott Faust; Sewer Department Manager, Robert Ibach; Fire Commissioner, Grant Grim; and, Chief of Police, Edgardo Colón.

Chairman James M. Brunell opened the meeting and asked all present to join him in the Pledge of Allegiance to the flag of the United States of America.

MINUTES - Chairman Brunell stated the minutes of the previous meeting of September 1, 2016 would not be read unless there was some objection. **Upon a motion by Chairman Brunell, seconded by VC Gill, and unanimously approved, it was agreed to waive the reading of the minutes of the previous meeting and approve the minutes as presented.**

PRESENTATIONS

2015 Audit Presentation & Adoption – Ed Furman of Maillie, LLP presented the 2015 Audit, noting there was nothing negative or unusual and the overall financial health of the Township is extremely strong. **Upon a motion by Supervisor Rader, seconded by VC Gill, and unanimously approved, the 2015 Audit was adopted.**

Docket #2121 Woodmont Properties – David Lear of Lehigh Engineering and Justin Huratiak of Woodmont Properties requested to convert the emergency access to a permanent driveway (private roadway). **Upon a motion by Chairman Brunell, seconded by Supervisor Rader and unanimously approved, the easement language will be changed to convert the current emergency access to a permanent driveway.**

DISCUSSIONS & UPDATES

Land Swap Issue – A second appraisal deemed the potential swap properties equal. After much concern raised from the audience, especially regarding traffic, **a motion was made by Chairman Brunell, seconded by VC Gill and unanimous, to table the Land Swap decision. A second motion was made by Chairman Brunell, seconded by VC Gill and unanimous, to authorize Township Engineer Scott Pasterski to run a traffic study of the current conditions of the Land Swap areas and the potential conditions if the swap were to occur.**

Public Comments:

- **Jodi Sammarco (9001 Grady Dr)** – wanted to know if second appraisal was conducted with the assumption of a zoning change on the properties. Expressed concern that the issue was dividing the neighbors of the Valley West Estates development.
- **John Landis (216 Arrowhead Ln)** – suggest a traffic study with both zoning possibilities.
- **Andrew Schopf (422 Arrowhead Ln)** – wanted the BOS to consider swapping for another property and to explore other options.
- **Stephanie Erwin (8470 Scenic View Dr)** – against the swap and of the opinion there will be more local trucks per day and negative environmental impacts.
- **Edgardo Colón (8713 Grady Dr)** – in favor of the swap and of the opinion it will lessen the current traffic integration issue getting into the development.
- **Bruce Jacobsen (8438 Scenic View Dr)** – concerned about reduced views and more noise.
- **Diana Palmer (331 Twin Ponds Rd)** – concerned about reduced views, traffic, and environmental impact.
- **John Skrip (9850 Newtown Rd)** – in favor of keeping the land and using it for the municipality.
- **Lena Barbieri (8446 Scenic View Dr)** – traffic concerns.
- **Makala Ashmar (8430 Scenic View Dr)** – would like to see a study of future traffic.
- **Peg Konnick (10543 Schantz Rd)** – concerned about setting a precedent of the Township being able to change what already exists.
- **Mark Boyle (9020 Schantz Rd)** – concerned about traffic and his property value.

ORDINANCE – None

RESOLUTIONS

Resolution #2016-42 – Conditional Use – Docket #2212 – Ridgeline Property Group, LLC – 7352 Industrial Boulevard – RESOLUTION GRANTING APPROVAL TO RIDGELINE PROPERTY GROUP, LLC'S CONDITIONAL USE APPLICATION TO ALLOW FOR A WAREHOUSE USE RELATED TO THE PROPOSED CONSTRUCTION OF TWO (2) WAREHOUSES; EACH COMPRISED OF APPROXIMATELY 730,080 SQUARE

FEET AND TOTALING 1,460,160 SQUARE FEET, ON A 93 ACRE LOT WITHIN THE TOWNSHIP'S LI - LIGHT INDUSTRIAL ZONING DISTRICT AND SITUATED AT 7352 INDUSTRIAL BOULEVARD, UPPER MACUNGIE TOWNSHIP, PENNSYLVANIA. After some discussion regarding truck traffic and upon a motion made by Chairman Brunell, seconded by VC Gill, and unanimous, BE IT RESOLVED, Resolution #2016-42 is hereby approved. 223

***Resolution #2016-43 – Small Water & Sewer Grant – Mainline Cured-in-Place Pipe Lining –** RESOLUTION AUTHORIZING THE UPPER MACUNGIE TOWNSHIP BOARD OF SUPERVISORS TO PROCESS A GRANT APPLICATION REQUESTING A “PA SMALL WATER AND SEWER PROGRAM” GRANT FROM THE COMMONWEALTH FINANCING AUTHORITY TO BE USED FOR MAIN LINE CURED-IN-PLACE PIPE LINING BY DESIGNATING TOWNSHIP OFFICIALS TO EXECUTE ALL THE DOCUMENTS AND AGREEMENTS BETWEEN THE TOWNSHIP AND THE COMMONWEALTH FINANCING AUTHORITY.

***Resolution #2016-43 – Small Water & Sewer Grant – Manhole Maintenance and Rehabilitation Project –** RESOLUTION AUTHORIZING THE UPPER MACUNGIE TOWNSHIP BOARD OF SUPERVISORS TO PROCESS A GRANT APPLICATION REQUESTING A “PA SMALL WATER AND SEWER PROGRAM” GRANT FROM THE COMMONWEALTH FINANCING AUTHORITY TO BE USED FOR MANHOLE MAINTENANCE AND REHABILITATION BY DESIGNATING TOWNSHIP OFFICIALS TO EXECUTE ALL THE DOCUMENTS AND AGREEMENTS BETWEEN THE TOWNSHIP AND THE COMMONWEALTH FINANCING AUTHORITY.

***Upon a motion made by Chairman Brunell, seconded by VC Gill, and unanimous, BE IT RESOLVED, Resolutions #2016-43 and #2016-44 are hereby approved, granting Sewer Department Manager Robert Ibach permission to sign for the grants.**

MOTIONS

Appoint Robert Ibach Assistant Township Manager – A motion was made by Chairman Brunell, seconded by VC Gill and unanimous, to appoint Robert Ibach to the position of Assistant Township Manager.

Mosser Road Trees – A motion was made by VC Gill, seconded by Chairman Brunell and unanimous, to authorize Public Works Director Scott Faust to purchase 29 Blue Spruce evergreens for a total of \$3,000 and install them along Mosser Road.

Parkland Community Library – A motion was made by Chairman Brunell, seconded by VC Gill and unanimous, to authorize Attorney Schantz to send a letter withdrawing the Township’s previous offer to entertain a potential long-term lease agreement between the Township and the Parkland Community Library for a 12-acre parcel of land.

Kutztown University Internship Agreement – A motion was made by Supervisor Rader, seconded by VC Gill and unanimous, to authorize Assistant Township Manager Robert Ibach to sign an Internship Agreement between Kutztown University and Upper Macungie Township, allowing UMT to procure an intern from the school to be a GIS Technician.

501(c)(3) Non-profit Organizations Renting Independent Park for Fundraisers – A motion was made by VC Gill, seconded by Supervisor Rader and unanimous, to allow 501(c)(3) organizations to rent the Independent Park facility at the resident rate.

Community Recreation Center Feasibility Study – After some discussion regarding the study, a motion was made by VC Gill, seconded by Chairman Brunell and unanimous, to accept Phase I of the study and move forward with Phases 2, 3, and 4 at a cost of approximately \$31,000.

Request for Fire Police – Macungie Borough – A motion was made by Chairman Brunell, seconded by VC Gill and unanimous, to provide Fire Police assistance for Macungie Borough’s annual Halloween Parade on Saturday, October 22nd, as requested in the Borough’s letter to the Township, dated September 19, 2016.

Zoning Ordinance Changes:

--Map Change: Docket # 2221 - 5938 Jabber Lane & 5942 Memorial Road – A request was made by the owners of both properties, Carl & Minnie Breininger, for the Board to process a Zoning Map Change, rezoning the two properties from R-4 (Medium Density Residential) to HC (Highway Commercial). A motion was made by Chairman Brunell, seconded by VC Gill and unanimously approved, to authorize staff to prepare the map changes and formulate new language contingent upon the relocation of Memorial Road along the Lehigh Motor Inn property.

***Text Revisions:** **Section 27-202** **Terms Defined**
 Section 27-306 **Table of Permitted Uses**



Section 27-402.LLL	Trucking Company Terminal
Section 27-402.OOO	Warehouse or Warehouse Sales
Section 27-601	Table 6.1 Off-Street Parking Requirements
Section 27-605	Off-Street Loading

*A motion was made by Chairman Brunell, seconded by VC Gill, and unanimous, to take the Text Revisions draft to the Planning Commission for comments and review.

--(NEW) Land Use Implications of the Medical Marijuana Act – A motion was made by Supervisor Rader, seconded by Chairman Brunell and unanimous, to move forward incorporating the restrictions of the Medical Marijuana Act into our Zoning Ordinance.

--(NEW) Federal Fair Housing Act – A motion was made by Supervisor Rader, seconded by Chairman Brunell and unanimous, to move forward incorporating the new Federal Fair Housing regulations into our Zoning Ordinance.

REPORTS

Treasurer's Report – SEPTEMBER – Total bills from all funds \$1,458,359.31: A motion was made by Supervisor Rader, seconded by VC Gill and unanimous, to pay the bills.

Recreation Board Report: Nothing to add. *Further details in September Recreation Board Minutes.*

Planning Report – J. Scott Stenroos: Please note the Conditional Use Hearing for "Docket #2219 Iron Run Industrial Park, Lot #5, Proposed Warehouse/Distribution Facility" will be held Monday, October 17th at 7:30pm and the PC Work Session will begin at 6:30pm. The Planning Commission Meeting this month will be on Thursday, October 20th. *Further details in September Planning Report.*

Zoning Report – Daren Martocci: During the month of September, 100 building permits were issued (Commercial – 13; Residential – 56; and Zoning Permits 31); 6 Plumbing Licenses, and 2 Electric Licenses. There were no zoning appeals scheduled for the month of September and, to date, no applications for appeals for the month of October. *Further details in September Zoning Report.*

Upper Macungie Township Police Report – Chief Colón: *Further details in September Police Report*

930	Total Calls for Service
26	Reportable MVAs
41	Non-Reportable MVAs
1	Private Property MVAs
20	Criminal Arrest (Misdemeanor/Felony)
17	Non-Traffic Citations (summary)
425	Traffic Citations
24	Parking Tickets
193	Written Warnings
102	False Alarms
1	Assault
1	Burglaries
2	Disturbing the Peace Crimes
6	Drug/Alcohol Violations
11	DUI Offenses
8	Fraud Crimes
1	Motor Vehicle Thefts
8	Thefts
3	Vandalism/Criminal Mischiefs
2	Vehicle Break-in/Thefts

Fire/EMS Report – Grant Grim: September Fire Inspections – 54. Emergency responses: Station 8-- 48; Station 25 – 43; Station 56 - 51; Total of 142. *Further details in September Fire Commissioner's Report.* There will be an Open House at the Station 8 Fogelsville Volunteer Fire Company on October 15th from 10am-2pm. Judge, the Allentown Fire Department Arson K9, will be making an appearance.

Public Works Report – DPW Scott Faust: Director Faust reported on the success of the latest electronic drop off event. *Further details in September Public Works Report.*

Township Manager's Report – Asst Twp Manager Robert Ibach: There will be a shredding event on October 22nd from 9am-12pm at Grange Road Park.

Supervisors – Chairman BRUNELL: Chairman Brunell offered a hearty "thank you" to Supervisor Kathy Rader for 31 years of service with Upper Macungie Township as she retires from the role of Township Secretary. He also thanked her for her continuing service as a member of the Board of Supervisors.



Supervisors – Vice Chairman GILL: Nothing to add.

Supervisors – Supervisor RADER:

- Executive Sessions of the BOS occurred regarding personnel issues on: September 15 at 1pm; September 16 at 1pm; September 29 at 5pm; October 1 at 10am; and October 6 at 11:23am.

PUBLIC COMMENTS/COURTESY OF THE FLOOR

- **Tony Crimaldi (116 Burrell Blvd) & Paul Keck (6127 Cameo Dr)** – discussed Family Promise, an organization that provides housing for homeless families with children in coordination with local churches and public buildings. They would like to meet and discuss using a Township facility for this (possibly Independent Park) four weeks per year.
- **Peg Konnick (10543 Schantz Rd)** – would like to see the agendas sooner, if possible.
- **Ann Ludman (9721 Sleepy Hollow Ln)** – discussed safety issues with the paved streets of Whispering Farms. After some discussion, a **motion was made by Chairman Brunell, seconded by Supervisor Rader and unanimous, to authorize Attorney Schantz to send a letter to the developer stating that if no action is taken to remedy the issue, the Township will pull the developer's letter of credit and bid the project itself.** This will be added to the November BOS agenda for an update.
- **Shohn Montano (1104 Tudor Dr)** – reported possible traffic timing issues at the intersections of Schantz & Ruppsville Rds, Rt 100 & Industrial Blvd, and Rt 100 & Schantz Rd. Township Engineer Scott Stenroos will look into it.
- **Paul McNemar (1524 Russett Rd)** – brought up the possibility of doing significant Township-wide upgrades to increase traffic light reliability. Scott Faust reported this is already currently in discussion.
- **Jacque Creamer (1028 Covered Bridge Crossing)** – reported turning issues into and out of Tilghman Street from the Hartford Driveway; Farm Bureau Road guiderail issues; and turn lane paving issues on Tilghman Street westbound at Route 100.
- **Sunny Ghai (6910 Lehigh Ct)** – reported guardrail issues at Chapmans & Ruppsville Roads.

There being no other business, **upon a motion by Chairman Brunell, seconded by VC Gill, and unanimous, the meeting is adjourned at 10:07 PM.**

Ashley A. Gadshall

Gadshall, Township Secretary



Ashley A. Gadshall